

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Bradley Swing, AICP, Planner II

SUBJECT: Ordinance 1st Reading/Quasi-judicial
VA 1-1-03 BG Pine Island Corp & 77 Acre Trust/8501 Orange Drive/Generally located at the northwest corner of Pine Island Road and Orange Drive.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING PETITION VA 1-1-03, VACATING A DRAINAGE EASEMENT, TWO 15 FOOT UTILITY EASEMENTS AND TWO 12 FOOT RIGHTS-OF-WAY WITHIN THE PINE ISLAND COMMERCIAL PLAT (167-50); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant has requested the vacation of one drainage easement, two 15 foot utility easements and two 12 foot rights-of-way in association with the development of the site plan (SP 10-5-02, approved by Town Council on April 2, 2003) for the Pine Island Commercial Plat. These easements and rights-of-way were provided on the plat before the site plan was approved. The requested vacations will not have any adverse affect on neighboring properties, nor will they conflict with the public interest. The 20 foot drainage easement located along the north limit of the plat will be vacated and relocated to within the proposed interior right-of-way of the proposed townhouse development. The twelve (12) foot rights-of-way dedicated for a right turn lane/access opening on Pine Island Road at the northwest corner of the site and for a dedicated right turn lane at the westernmost access opening on Orange Drive will not be needed because the northern most access opening to the site has been eliminated and the westernmost access opening will be restricted to right out only. The 15 foot utility easements will be vacated and shifted to occupy the area of the vacated access opening and turn lane right-of-way. The proposed vacations are necessary in order to achieve consistency with the approved site plan.

PREVIOUS ACTIONS: None

CONCURRENCES: At the April 23, 2003 Planning and Zoning Board meeting Vice Chair Bender made a motion, seconded by Mr. Waitkus to approve (Motion carried 4-0, with Ms. Lee being absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Ordinance, Planning Report, Justification Letter, Future Land Use Map, Zoning and Aerial Map

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING PETITION VA 1-1-03, VACATING A DRAINAGE EASEMENT, TWO 15 FOOT UTILITY EASEMENTS AND TWO 12 FOOT RIGHTS-OF-WAY WITHIN THE PINE ISLAND COMMERCIAL PLAT (167-50); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a drainage easement, two utility easement and rights-of-way located within the Pine Island Commercial Plat (167-50), specifically described on Exhibit "A" attached hereto, were accepted as drainage easements, utility easements and public rights-of-way; and

WHEREAS, vacation of the drainage and utility easements will not be in conflict with the public interest; and

WHEREAS, vacation of the road right-of-way will not adversely affect access to adjoining properties; and

WHEREAS, on the date of adoption of this ordinance Town Council did agree to such vacations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That a drainage easement, two utility easement and rights-of-way located within in the Pine Island Commercial Plat (167-50), specifically described on Exhibit "A" attached hereto, are hereby vacated by the Town of Davie.

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS____DAY OF_____, 2003.

PASSED ON SECOND READING THIS____DAY OF_____, 2003.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

| | |
|---|---|
| <u>Owner:</u> | <u>Agent/Council:</u> |
| Name: BG Pine Island Corp & 77 Acre Trust | Name: Calvin, Giordano & Associates Shelley Eichner |
| Address: 1000 South Federal Highway | Address: 1800 Eller Drive, Suite 600 |
| City: Boynton Beach, FL 33435 | City: Fort Lauderdale, FL 33316 |
| Phone: (561) 522-3636 | Phone: (954) 921-7781 |

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to vacate a 20 foot drainage easement, a 15 foot utility easement and two (2) twelve (12) foot rights-of-way dedicated for turn lanes on the "Pine Island Commercial" Plat.

Affected District: District 3

Address/Location: 8501 Orange Drive/Generally located at the northwest corner of Pine Island Road and Orange Drive.

Future Land Use Designation: Commercial and Residential 10 DU/AC (subject to recertification by the Broward County Planning Council)

Existing Use: Vacant

Existing Zoning: RM-10, Medium Density Dwelling District and RS, Recreation and Open Space and B-2, Community Business District.

Proposed Use: Townhouse Development, Gas Station and Wetland Mitigation Area

Parcel Size: 15.241 acres (663,906 square feet)

Surrounding Existing Use:

North: Multi-family Townhouses, Alpine Woods
South: Orange Drive, C-11 Canal, Commercial Plaza (Cooper City)
East: Vacant Commercial Land, Hess Gas Station across Pine Island Road
West: Vacant (Parkside Estates)

Surrounding Future Land Use Plan Designation:

North: Residential (10 DU/AC)
South: Recreation & Open Space, Commercial (Cooper City)
East: Commercial, Residential (5 DU/AC)
West: Residential (1 DU/AC)

Surrounding Zoning:

North: RM-10, Medium Density Dwelling
South: Orange Drive and C-11 Canal (officially not designated)
East: B-3, Planned Business Center
West: AG, Agricultural District

ZONING HISTORY

Related Zoning History: Town Council approved a rezoning request (ZB 9-1-02) changing the zoning of the subject site from B-2, Community Business District to RM 10, Medium Density Dwelling District for a 9.99 acre portion of the parcel and to RS, Recreation and Open Space for a 3.54 acre parcel on April 2, 2003.

Previous Requests on Same Property: Town Council approved the Pine Island Commercial Plat (Plat Book 167, Page 50) on March 3, 1998 by Resolution 98-78.

Resolution R 99-243 was approved on July 21, 1999 related to the installation of required improvements associated with the Pine Island Commercial Plat.

Two (2) site plans for a shopping center have been submitted to the Town for the subject site (SP 10-7-98 and SP 1-2-00). These applications were subsequently withdrawn by the applicant due to opposition from the adjacent residents to the proposed location of a shopping center along the rear property line.

Ordinance 2003-4 was approved by Town Council on February 19, 2003 adopting a small-scale land use plan amendment, LA 02-9, changing a 9.99 acre portion of the Pine Island Commercial Plat from Commercial to Residential 10 DU/AC and allocating 100 reserve units available in Flex Zone 99.

Town Council voted to approve a variance request (V 10-3-02) requesting five (5) variances for the subject site on March 5, 2003.

A site plan (SP 10-5-02) was approved by Town Council on April 2, 2003 for two (2) site plans for a townhouse development consisting of 100 townhomes and a service station with fuel pumps.

Town Council voted to approve a delegation request (DG 1-1-03) to amend the Non Vehicular Access Line (NVAL) by closing the northernmost access opening on Pine Island Road and restricting the westernmost access opening on Orange Drive to right out only and eliminating the inbound right turn lane at that opening on April 2, 2003.

Town Council voted to approve a delegation request (DG 1-2-03) to amend the plat note from "this plat is restricted to 170,000 square feet of commercial" to "this plat is restricted to 100 Townhouses and 4,800 square feet of commercial" on April 2, 2003.

APPLICATION DETAILS

Petitioner is requesting to vacate easements and rights-of-way within or adjacent to the "Pine Island Commercial" (167-50) plat.

The 20 foot drainage easement located along the north limit of the plat will be vacated and relocated to within the proposed interior right-of-way of the proposed townhouse development.

The twelve (12) foot right-of-way dedicated for a right turn lane/access opening on Pine Island Road at the northwest corner of the site will be vacated. The abutting 15 foot utility easement will be vacated and shifted to the east to occupy the area of the vacated access opening.

The twelve (12) foot right-of-way dedicated for a right turn lane will be vacated at the westernmost access opening on Orange Drive. Access will be restricted to right out only, thereby eliminating the need for an inbound right turn lane at the western most opening on Orange Drive. The abutting 15 foot utility easement will be vacated and shifted south to occupy the area of the vacated turn lane right-of-way.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Significant Development Review Agency Comments

~~Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.~~

The Town of Davie Engineering Department has reviewed the subject request and has no objections to the request.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion and Orange Drive on the eastern portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies: The proposed ~~plat is~~ vacations are generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

The proposed vacations are consistent with the existing and proposed use of the subject site. The application requests to vacate the twenty (20) foot drainage easement serving Pine Island Road and relocate drainage to within the proposed interior right-of-way. The twelve (12) foot right-of-way dedicated to a right turn lane access opening on Pine Island Road at the northeast corner of the site is being vacated and replaced with a meandering landscape berm along Pine Island Road. The abutting fifteen (15) foot utility easement is being vacated and shifted to the east to occupy the area of the vacated access opening.

The twelve (12) foot right-of-way dedicated for a right turn lane will be vacated at the westernmost access opening on Orange Drive. Access will be restricted to right out only, thereby eliminating the need for an inbound right turn lane at the western most opening on Orange Drive. The abutting fifteen (15) foot utility easement will be vacated and shifted south to occupy the area of the vacated turn lane right-of-way.

The proposed vacations are consistent with the site plan (SP 10-2-02) approved by Town Council on April 2, 2003.

Planning and Zoning Board

PLANNING AND ZONING BOARD RECOMMENDATIONS: On April 23, 2003, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve. Motion carried 4-0 with Ms. Lee being absent.

Staff Recommendation

Recommendation: Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Exhibits

1. Justification letter
2. Land Description and Sketch of 20 Foot Drainage Easement Vacation
3. Land Description and Sketch of Turn Lane Easement Vacation – North and South
4. Land Description and Sketch of 15 Foot Utility Easement Vacation – North and South
5. Land Description and Sketch of 15 Foot Utility Easement Dedication – North and South
6. Plat
7. Subject Site, Zoning and Aerial Map – Vacations
8. Subject Site, Zoning and Aerial Map – Dedications
9. Future Land Use Map - Vacations
10. Future Land Use Map - Dedications

Prepared by: _____

Reviewed by: _____

CRITERIA FOR REVIEWING VACATION REQUESTS

PINE ISLAND HOMES

January 14, 2003

Justification for vacating easements and rights-of-way within or adjacent to PINE ISLAND COMMERCIAL (167-50)

The 20' Drainage Easement serving Pine Island Road will be vacated and relocated to within the proposed interior right-of-way shown on the associated site plan (residential portion). This has been discussed with David Huizenga at Broward County Engineering since it was a plat requirement. It was also discussed with Mike Crowley at Central Broward Water Control District, whom had no use for the easement. The existing easement location prevented development of the residential project.

The additional right-of-way dedicated for a right turn lane/access opening on Pine Island Road at the northeast corner of the site is being vacated due to the request of the Pine Island Lakes Town home Association (and consent of the Town) to close off that particular access opening. The applicant has agreed to this request and designed the proposed project accordingly. A delegation request is being filed to amend the NVAL.

The abutting 15' Utility Easement will be vacated and shifted east to occupy the area of the vacated access opening.

The westernmost access opening on Orange Drive will be restricted to right out only, thereby eliminating the need for an inbound right turn lane. Therefore the right-of-way dedicated for that turn lane is being vacated.

The abutting 15' Utility Easement will be vacated and shifted south to occupy the area of the vacated turn lane right-of-way.

LAND DESCRIPTION
PINE ISLAND COMMERCIAL
DRAINAGE EASEMENT VACATION

A portion of Parcel A, PINE ISLAND COMMERCIAL, according to the plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, being a twenty (20) foot wide Drainage Easement more particularly described as follows:

COMMENCE at the Northeast corner of said Parcel A;

THENCE South 02°07'54" East on the East line of said Parcel A, a distance of 18.00 feet to the POINT OF BEGINNING

THENCE continue South 02°07'54" East on said East line, a distance of 20.00 feet;

THENCE South 88°32'05" West , a distance of 712.53 feet;

THENCE South 61°29'55" West , a distance of 71.86 feet; to a point on the arc of a non tangent curve concave to the Southwest, a radial line through said point bears North 78°06'20" East, said point also located on the Easterly line of Parcel C of said PINE ISLAND COMMERCIAL;

THENCE Northwesterly on the arc of said curve having a radius of 35.00 feet, through a central angle of 33°12'15", an arc distance of 20.28 feet to a point of non-tangency;

THENCE North 61°29'55" East , a distance of 76.66 feet to the intersection with a line 18.00 feet South of and parallel with the North line of said Parcel A;

THENCE North 88°32'05" East on said parallel line, a distance of 717.10 feet; to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida, containing 15,764 square feet (0.3619 acres), more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.


Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
October 17, 2002

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Sheet 1 of 3 Sheets

3. Bearings shown hereon are relative to the plat of PINE ISLAND COMMERCIAL as recorded in Plat Book 167, Page 50, Broward County Records, with the East line of Parcel A having a bearing of South 02°07'54" East.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

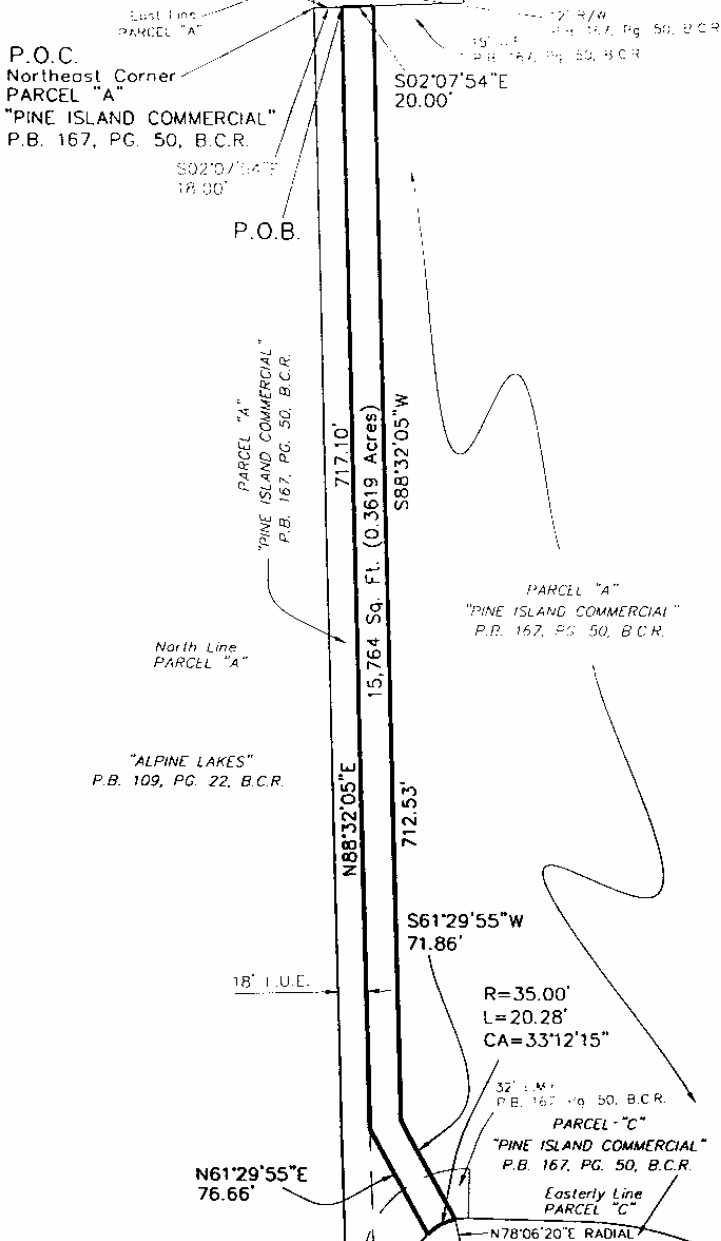
 Date: 10-17-02
Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
October 17, 2002

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Sheet 2 of 3 Sheets

**SKETCH OF 20 FOOT DRAINAGE EASEMENT VACATION
A PORTION OF TRACT A
"PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**



SCALE: 1"=100'

| LEGEND | |
|--------|------------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| C | CENTER LINE |
| L.M.E. | LAKE MAINTENANCE EASEMENT |
| L.U.E. | LANDSCAPE & UTILITY EASEMENT |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R/W | RIGHT-OF-WAY |
| SQ.FT. | SQUARE FEET |
| U.E. | UTILITY EASEMENT |
| ---- | NON-VEHICULAR ACCESS LINE |

CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 3 OF 3 SHEETS

| REVISION | DWN | DATE | FB/PG |
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Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners

1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791

D:\202\022467 Pine Island Commercial\SURVEY\SKETCH\DR-Final-Vacation.dwg

LAND DESCRIPTION
PINE ISLAND COMMERCIAL
TURN LANE VACATION

Portions of PINE ISLAND COMMERCIAL, according to the plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Northeast corner of Parcel A of said PINE ISLAND COMMERCIAL;

THENCE North 88°32'05" East on the North line of said PINE ISLAND COMMERCIAL, a distance of 11.18 feet; to the Northeast corner of said plat and a point on the arc of a non tangent curve concave to the West, a radial line through said point bears North 77°29'55" East;

THENCE Southerly on the East line of said PINE ISLAND COMMERCIAL and on the arc of said curve having a radius of 1,091.28 feet, a central angle of 00°14'31", an arc distance of 4.61 feet to a point of non-tangency;

THENCE South 02°07'54" East on said East line of PINE ISLAND COMMERCIAL, a distance of 90.46 feet;

THENCE South 87°52'06" West on the Easterly line of said Parcel A, a distance of 12.00 feet;

THENCE North 02°07'54" West on said Easterly line, a distance of 95.13 feet to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida, containing 1,139 square feet (0.0261 acres), more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE at the Southwest corner of Parcel A of said PINE ISLAND COMMERCIAL;

THENCE on the South line of said Parcel A the following four (4) courses and distances;

1. North 88°27'18" East, a distance of 133.43 feet; to the POINT OF BEGINNING
2. North 01°32'42" West , a distance of 12.00 feet;
3. North 88°27'18" East , a distance of 217.00 feet;
4. South 84°42'08" East , a distance of 100.72 feet;

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
October 18, 2002
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Sheet 1 of 4 Sheets

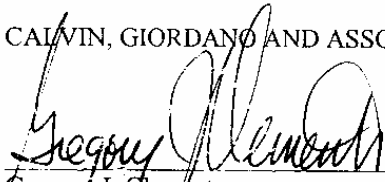
THENCE South 88°27'18" West on the South line of said PINE ISLAND COMMERCIAL, a distance of 317.00 feet; to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida, containing 3,204 square feet (0.0736 acres), more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.
3. Bearings shown hereon are relative to the plat of PINE ISLAND COMMERCIAL as recorded in Plat Book 167, Page 50, Broward County Records, with the East line of Parcel A having a bearing of South 02°07'54" East.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

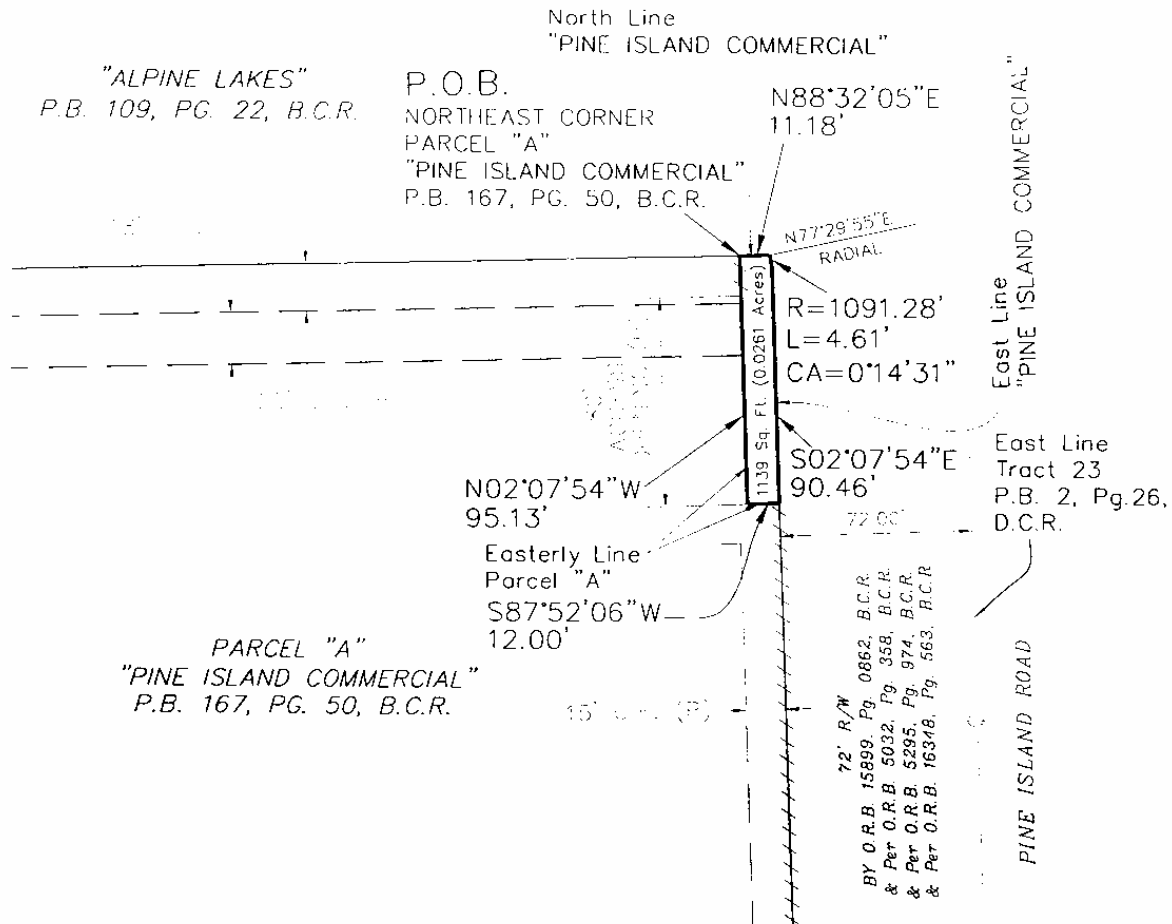


Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Date: 10-18-02

Prepared By:
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Fort Lauderdale, Florida 33316
October 18, 2002
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SKETCH OF TURN LANE EASEMENT VACATION - NORTH
A PORTION OF TRACT A
"PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SCALE: 1"=60'

LEGEND

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| B.C.R. | BROWARD COUNTY RECORDS |
| C | CENTER LINE |
| D.C.R. | DADE COUNTY RECORDS |
| D.E. | DRAINAGE EASEMENT |
| L.U.E. | LANDSCAPE & UTILITY EASEMENT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| R/W | RIGHT-OF-WAY |
| SQ.FT. | SQUARE FEET |
| U.E. | UTILITY EASEMENT |
| ---- | NON-VEHICULAR ACCESS LINE |

CLIENT: PINE ISLAND COMMERCIAL

PROJECT NO. 02-2467

SHEET 3 OF 4 SHEETS

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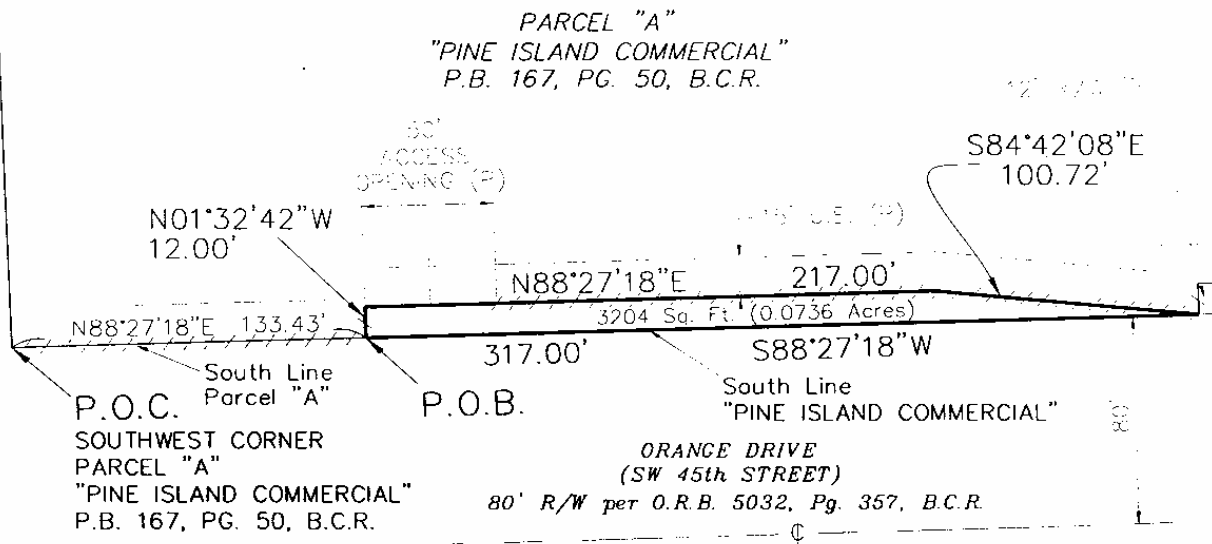
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Certificate of Authorization No. 6791

SKETCH OF TURN LANE EASEMENT VACATION - SOUTH
A PORTION OF TRACT A
"PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SCALE: 1"=60'



LEGEND

B.C.R. BROWARD COUNTY RECORDS
C CENTER LINE
O.R.B. OFFICIAL RECORDS BOOK
(P) PER PLAT
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY
SQ.FT. SQUARE FEET
U.E. UTILITY EASEMENT
---- NON-VEHICULAR ACCESS LINE

CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 4 OF 4 SHEETS

| REVISION | DWN | DATE | FB/PG |
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Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791

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LAND DESCRIPTION
15-FOOT UTILITY EASEMENTS VACATION
A PORTION OF PARCEL "A", "PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

A portion of Parcel "A", "PINE ISLAND COMMERCIAL", according to the Plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said "PINE ISLAND COMMERCIAL";

THENCE South 88°32'05" West, on the North line of said "PINE ISLAND COMMERCIAL", a distance of 11.18 feet to the most Northeast corner of Parcel "A";

THENCE South 02°07'54" East on the East line of Parcel "A", a distance of 18.00 feet to the POINT OF BEGINNING said point being located on the South line of an existing 18.00 foot wide Utility Easement as shown on said "PINE ISLAND COMMERCIAL";

THENCE continue South 02°07'54" East on the East line of said Parcel "A", a distance of 77.13 feet;

THENCE North 87°52'06" East on the East line of said Parcel "A", a distance of 12.00 feet;

THENCE South 02°07'54" East on the East line of said Parcel "A", a distance of 15.00 feet;

THENCE South 87°52'06" West, a distance of 27.00 feet;

THENCE North 02°07'54" West, a distance of 92.30 feet to the intersection with said South line of an existing 18.00 foot wide Utility Easement;

THENCE North 88°32'05" East on said South line, a distance of 15.00 feet to the **POINT OF BEGINNING**.

Said lands lying in the Town of Davie, Broward County, Florida, and containing 1,563 square feet (0.0359 acres), more or less.

TOGETHER WITH:

COMMENCE at the Southwest corner of said Parcel "A";

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/5/2002
P:\Projects\2002\022467 Pine Island Commercial\SURVEY\Legal Descriptions\022467-15UE-VAC-LGL.doc

THENCE North $88^{\circ}27'18''$ East on the South line of said Parcel "A", a distance of 118.43 feet to the POINT OF BEGINNING;

THENCE North $01^{\circ}32'42''$ West, a distance of 27.00 feet;

THENCE North $88^{\circ}27'18''$ East, a distance of 232.90 feet;

THENCE South $84^{\circ}42'08''$ East, a distance of 84.71 feet;

THENCE South $01^{\circ}32'42''$ East, a distance of 15.11 feet to the intersection with said South line of Parcel "A";

THENCE on said South line of Parcel "A" the following four (4) courses and distances;

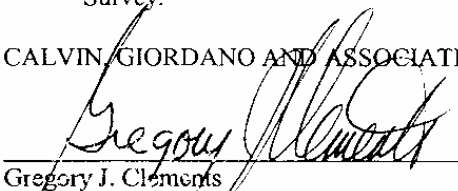
1. North $84^{\circ}42'08''$ West, a distance of 85.61 feet;
2. South $88^{\circ}27'18''$ East, a distance of 217.00 feet;
3. South $01^{\circ}32'42''$ East, a distance of 12.00 feet;
4. South $88^{\circ}27'18''$ West, a distance of 15.00 feet to the **POINT OF BEGINNING**.

Said lands lying in the Town of Davie, Broward County, Florida, and containing 4,944 square feet (0.1135 acres), more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
3. Bearings shown hereon are relative to the East boundary of Parcel "A", "PINE ISLAND COMMERCIAL, Plat Book 167, Page 50, Broward County, Florida. Line Bears North 02°07'54" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN GIORDANO AND ASSOCIATES, INC.

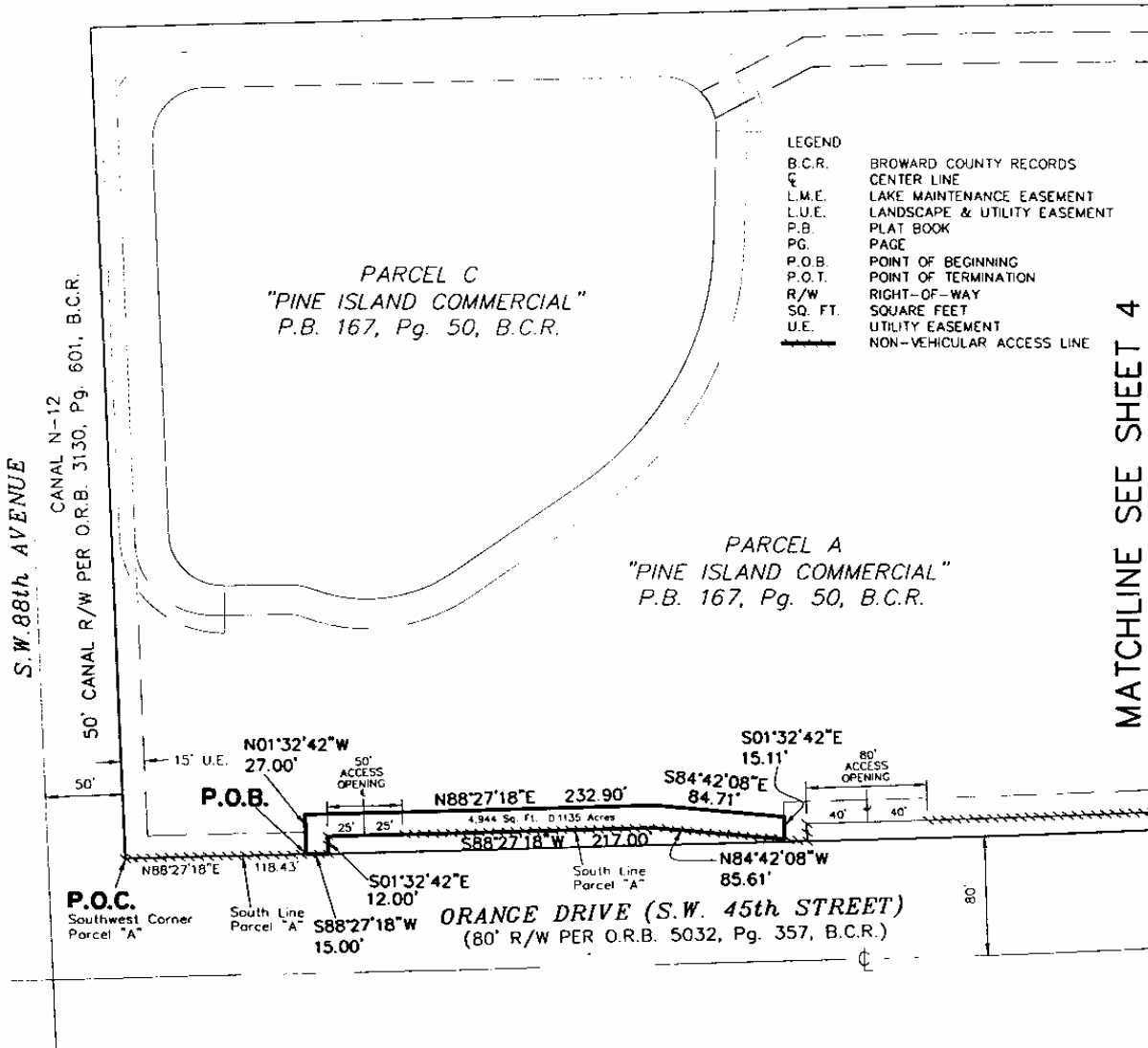

Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Date: 11-5-02

SKETCH OF DESCRIPTION
15 FOOT UTILITY EASEMENT VACATION
A PORTION OF PARCEL "A"
"PINE ISLAND COMMERCIAL"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SCALE: 1" = 100'



CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 5 OF 5 SHEETS

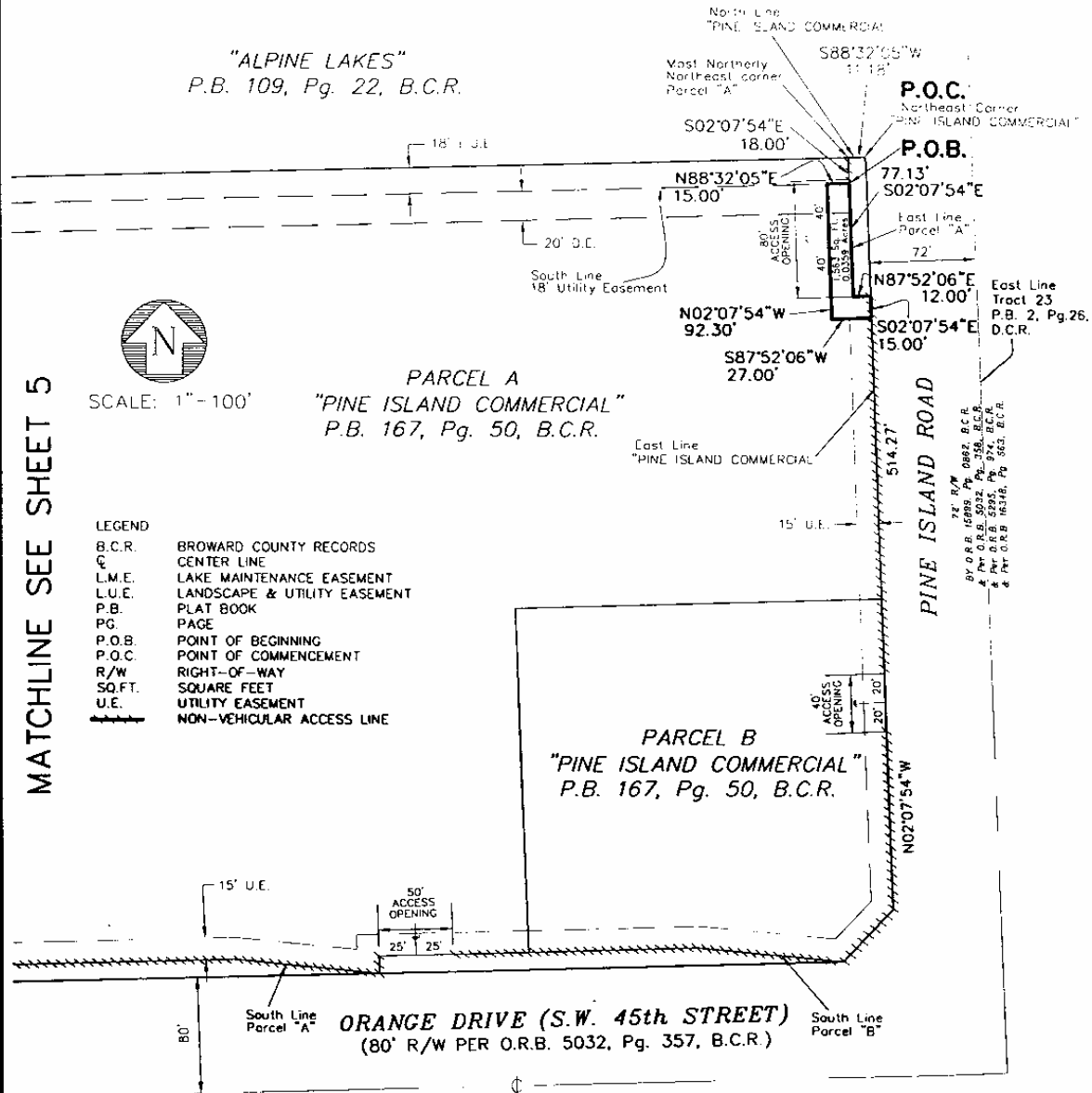
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Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners

1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791

**SKETCH OF DESCRIPTION
15 FOOT UTILITY EASEMENT VACATION
A PORTION OF PARCEL "A"
"PINE ISLAND COMMERCIAL"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**



CLIENT: PINE ISLAND COMMERCIAL

PROJECT NO. 02-2467

SHEET 4 OF 5 SHEETS

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LAND DESCRIPTION
15 FOOT UTILITY EASEMENT
"PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

Portions of "PINE ISLAND COMMERCIAL", according to the Plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of said "PINE ISLAND COMMERCIAL", said point being located on the arc of a non-tangent curve concave Southwesterly, whose radius bears South 77°29'55" West;

THENCE Southeasterly on the East line of said PINE ISLAND COMMERCIAL an on the arc of said curve having a radius of 1091.28 feet, a central angle of 0014'31", and an arc length of 4.61 feet to a point of non-tangency;

THENCE South 02°07'54" East on said East line, a distance of 105.46 feet;

THENCE South 87°52'06" West, a distance of 15.00 feet;

THENCE North 02°07'54" West, a distance of 110.16 feet to the intersection with the North line of said PINE ISLAND COMMERCIAL;

THENCE North 88°32'05" East on said North line, a distance of 14.18 feet to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida and containing 1,649 square feet (0.0379 acres) more or less.

TOGETHER WITH:

COMMENCE at the Southwest corner of said PINE ISLAND COMMERCIAL;

THENCE North 88°27'18" East on the South line of said PINE ISLAND COMMERCIAL, a distance of 118.43 feet to the POINT OF BEGINNING;

THENCE North 01°32'42" West, a distance of 15.00 feet;

THENCE North 88°27'18" East, a distance of 317.00 feet;

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/6/2002
P:\Projects\2002\022467 Pine Island Commercial\SURVEY\Legal Descriptions\022467-NEW-UE-LGL.doc

THENCE South 01°32'42" East, a distance of 13.20 feet to the intersection with the South line of Parcel "A" of said PINE ISLAND COMMERCIAL;

THENCE South 84°42'08" East on said South line, a distance of 15.11 feet;


THENCE South 88°27'18" West on the South line of said PINE ISLAND COMMERCIAL, a distance of 332.00 feet to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida and containing 4,768 square feet (0.1095 acres) more or less.

NOTES:

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2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
3. Bearings shown hereon are relative to the East boundary of Parcel "A", "PINE ISLAND COMMERCIAL, Plat Book 167, Page 50, Broward County, Florida. Line Bears North 02°07'54" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

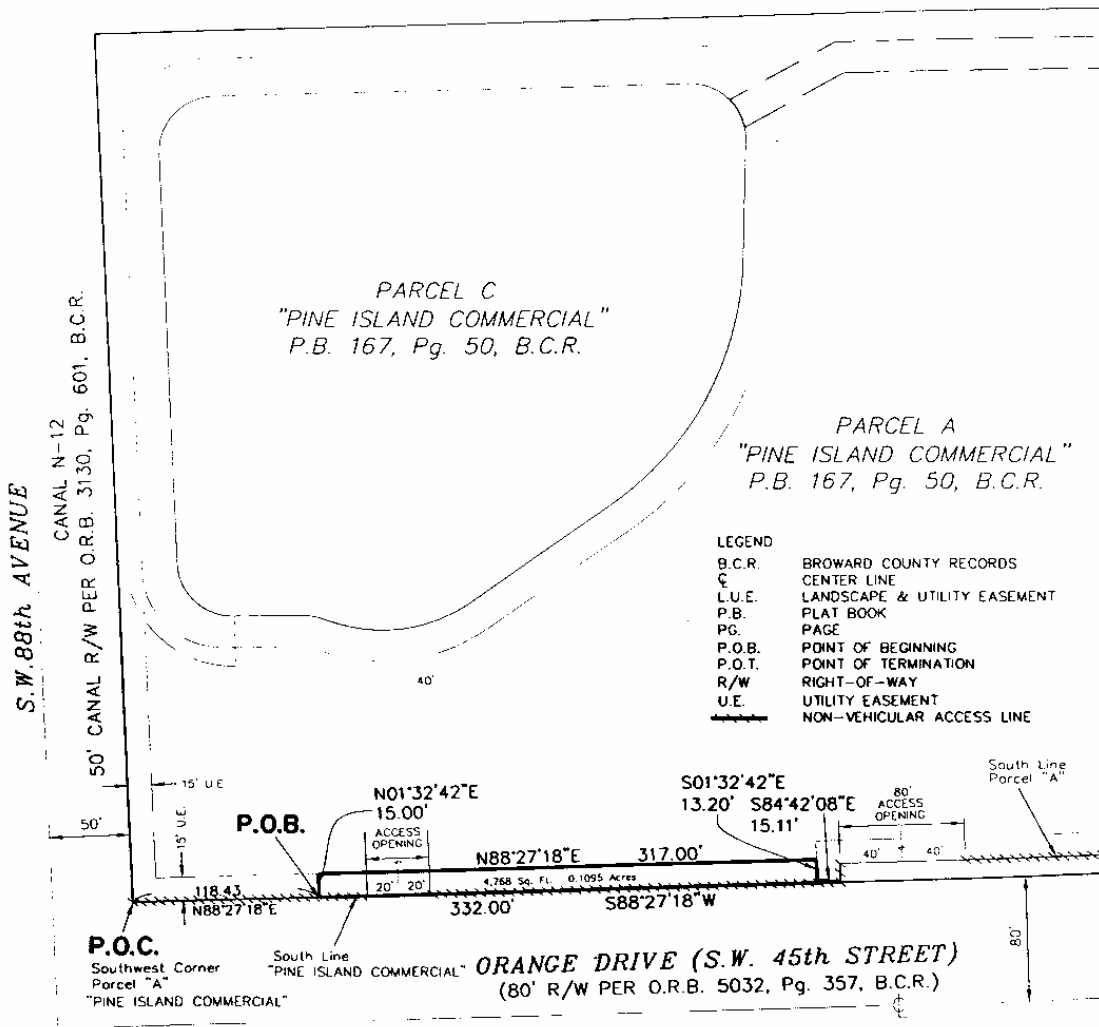
CALVIN, GIORDANO AND ASSOCIATES, INC.


Gregory J. Clements Date: 11-06-02
Professional Surveyor and Mapper
Florida Registration Number LS 4479

SKETCH OF DESCRIPTION
15 FOOT UTILITY EASEMENT DEDICATION
A PORTION OF
"PINE ISLAND COMMERCIAL"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



"ALPINE LAKES"
P.B. 109, Pg. 22, B.C.R.



LEGEND
B.C.R. BROWARD COUNTY RECORDS
C CENTER LINE
L.U.E. LANDSCAPE & UTILITY EASEMENT
P.B. PLAT BOOK
Pg. PAGE
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINATION
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT
NON-VEHICULAR ACCESS LINE

CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 4 OF 4 SHEETS

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954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791

SKETCH OF DESCRIPTION

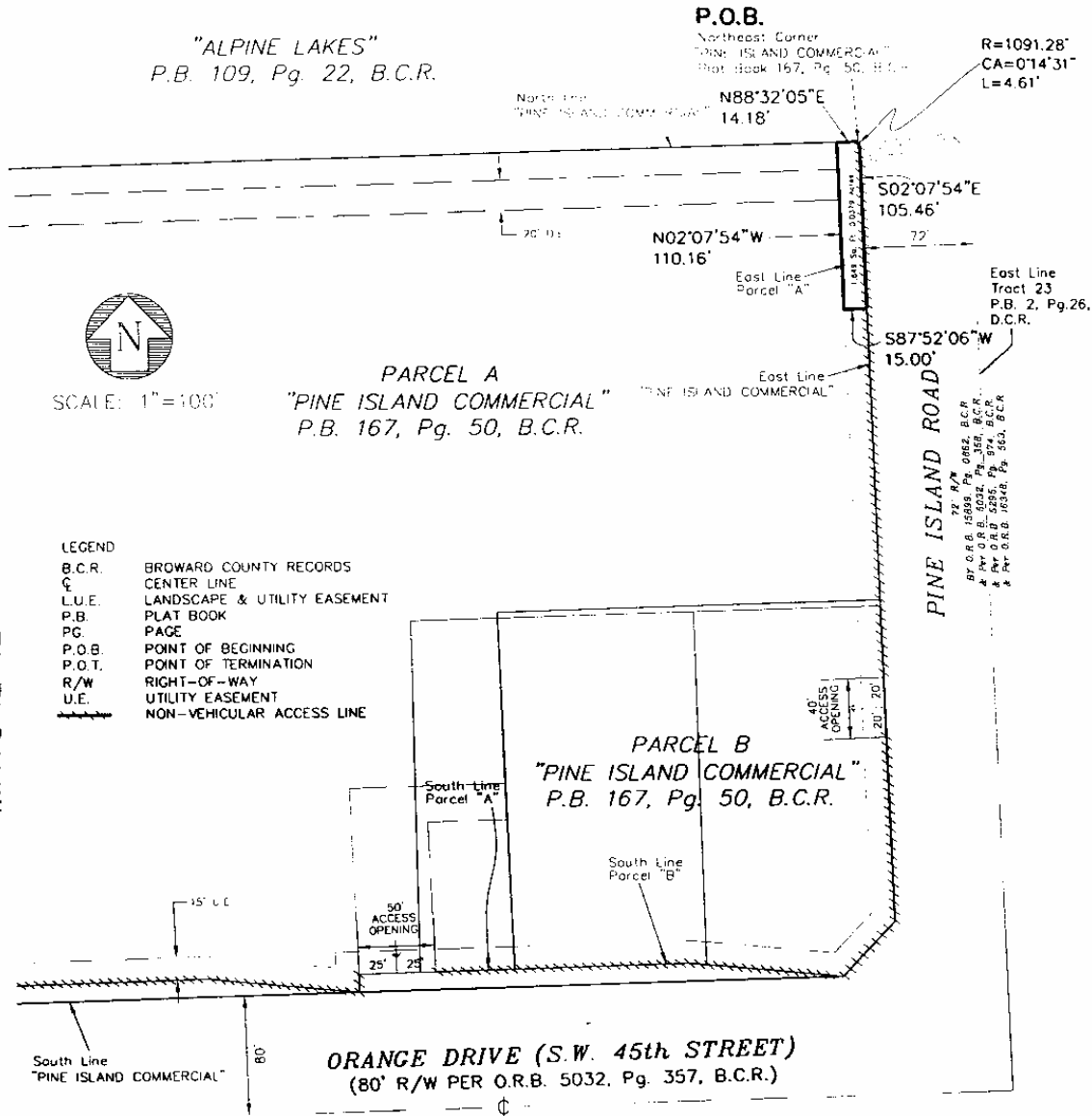
15' UTILITY EASEMENT DEDICATION

A PORTION OF

"PINE ISLAND COMMERCIAL"

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

MATCHLINE SEE SHEET 5

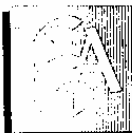


CLIENT: PINE ISLAND COMMERCIAL

PROJECT NO. 02-2467

SHEET 3 OF 4 SHEETS

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2. RE-CONVEYANCE OF PORTIONS OF TRACTS 23 AND 24 AND THE PLATTED ROADWAY Lying BETWEEN TRACTS 23 AND 24 OF "JOHN W. NEWMAN'S SUBDIVISION", 014, 2, PG. 26 (LAP) IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 41 EAST, TOWN OF DADE, BROWARD COUNTY, FLORIDA

Chapters & Paragraph

Let's look at Book III

will be starting "The Art of"

199

Letter to his Son

PAGE 5001

WILLIAM H. GALT
U.S. Representative
from New York's 1st Congressional District
Columbia University, N.Y. City

[illegible]

THE UNIVERSITY OF TEXAS AT AUSTIN

**MILLER
LEGG**

Engineers • Planners
Land Surveyors
Environmental Professionals

1400 N. Shoguen Blvd., Suite 200
Pueblo, Colorado, Pueblo 81001
Pueblo, CO 81001 Phone: (303) 245-4000
Fax: (303) 245-4004

SALO LINDS SITUATE (TWO AND HALF) IN THE TOWN OF DAVIS, BRONX COUNTY, NEW YORK. ADDRESS: 405-906 SQUARE, FIVE 115 741, NEW YORK, NY 10012.

Richard L. Jeff

STAFF OF FLORIDA RECREATION DEPT., 2312
WILLIAM LANE, TAMPA, FLORIDA 33604

IN RE TO CERTIFY THAT THE BOARD COUNTY BOARD, CHIEF APPROVER THE N. A. COUNTY
ITS COMPLIANCE WITH EDUCATION OF AGES OF 18-24 FOR MAINTENANCE THIS 25th DAY OF
FEBRUARY 1977. A.D.

1. That I have, with the approval of the Board of Health, County of the above, and is composed and accepted for the use of the above.

BY: [Signature]
 ASSISTANT TO A SECRETARY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT
COUNTY RECORDS DIVISION - RECORDING SECTION
THIS INSTRUMENT WAS FILED FOR \$60,000.00 ON 4/21/04 BY
N/A AND NOTED ON 4/21/04. PAGE 1.0. RECORD 011111.
MORRIS, J. (J. J. MORRIS)
1994

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT
COUNTY RECORDS DIVISION - LIMITED SECTION

This is to certify that the N.J. Census is with the provisions of Chapter 177 Florida Statutes, and was recorded as being in the record of County Headquarters or Broward County Records Division.

DATE _____ BY _____
INITIALS _____

County Clerk's Office
COUNTY CLERK'S OFFICE
NOTES: ROBERT A. GORDON
COUNTY CLERK
B. D. BAKER
COUNTY CLERK

COPIED TO: Mr. J. T. Morgan
OCT 17 1908

FORWARDED COUNTY ENGINEERING DIVISION TO
THE PLAT IS APPROVED AND ACCEPTED FOR RECORD BY
DATE 11-27-78 BY Joseph A. Cook COUNTY ENGINEER
COUNTY ENGINEER'S OFFICE
COUNTY ENGINEER'S OFFICE (ADDRESS)
CITY OF DENVER
PLAT NO. 11-27-78 BOOK 11-27-78 DATE
REWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION
THE PLAT IS APPROVED AND ACCEPTED FOR RECORD BY 11-27-78 BY Joseph A. Cook COUNTY ENGINEER
PLAT NO. 11-27-78 BOOK 11-27-78 DATE

101 Central Richmond Drainage District
This map is approved and accepted for record.
Date: 1/1/1911

BY: LAURA L. BROWN DATE: 11/14/2011
 COUNTY CLERK DISTRICT CLERK
 TOWN PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAN WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DADE, SOUTHWEST COUNTY, FLORIDA.

11/14/2011

TOWN COUNCIL
That it is the intent, that this act was approved and accepted by the Town Council of Oakdale, Florida, in resolution adopted this 27th day of October, 1997.

DEVELOPMENT GRANTED DEVELOPMENT

THE IS TO GRANT THAT THE PLAN WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING DEPARTMENT OF THE TOWN OF DADE, BROWARD COUNTY, FLORIDA.

DATE: 10/1/1961

APPROVED: [Signature]

DATE: 10/1/1961

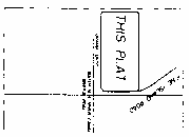
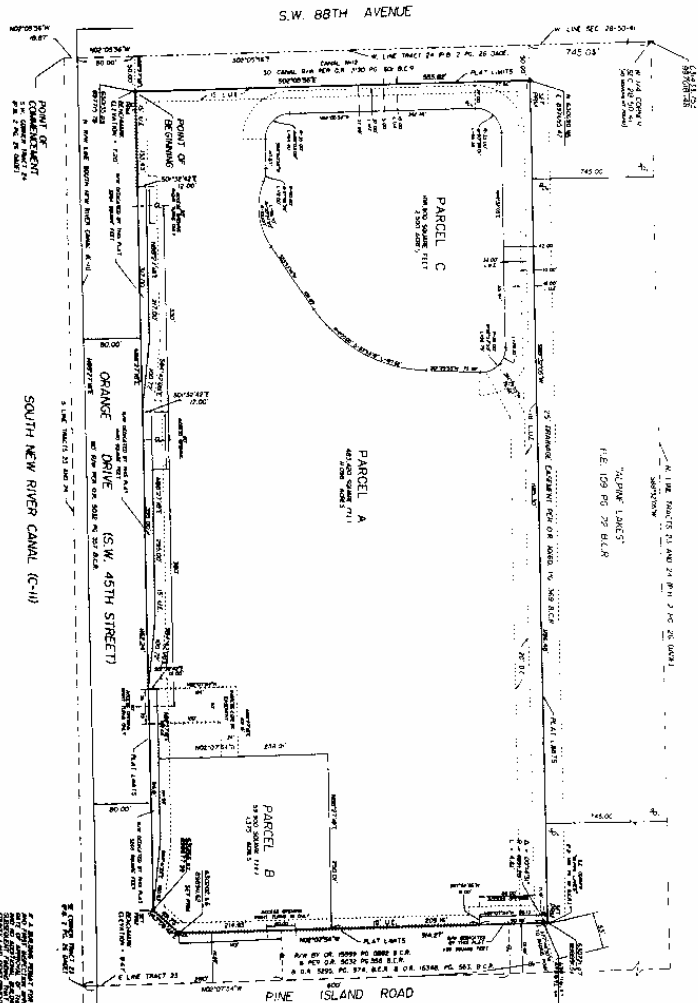
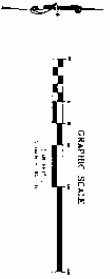
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| NOTARY | COUNTY SURVEYOR | COUNTY CLERK |
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PINE ISLAND COMMERCIAL

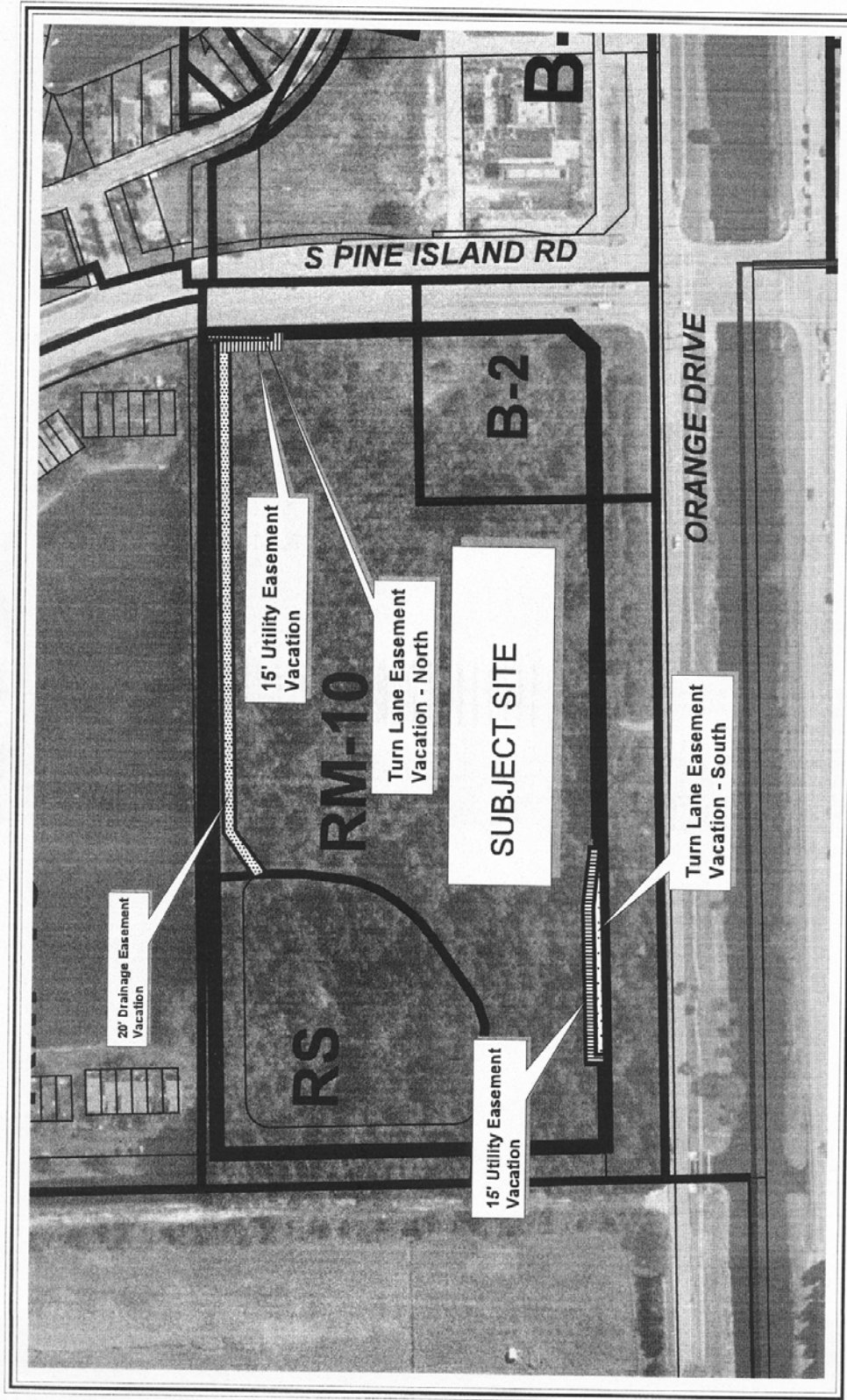
A PRELIMINARY MAP OF PARCELS 23 AND 24 IN THE P-11111 SUBDIVISION
 LYING BETWEEN THE S.W. CORNER OF SECTION 23 AND THE P-11111 SUBDIVISION
 (TOWN OF DAVEN, BROWARD COUNTY, FLORIDA)



LOCATION MAP
 OF THE SECTION 23-24

1. 10' UTILITY EASEMENT
2. 20' DRAINAGE EASEMENT
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100. 10' UTILITY EASEMENT

NOTES
 1. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY ENGINEERING DEPARTMENT.
 2. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY PLANNING DEPARTMENT.
 3. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY COMMISSIONERS OF PUBLIC WORKS.
 4. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY DEPARTMENT OF PUBLIC UTILITIES.
 5. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY DEPARTMENT OF PUBLIC SAFETY.
 6. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY DEPARTMENT OF PUBLIC HEALTH.
 7. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY DEPARTMENT OF PUBLIC WELFARE.
 8. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY DEPARTMENT OF PUBLIC EDUCATION.
 9. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY DEPARTMENT OF PUBLIC CULTURE AND RECREATION.
 10. THE PLAT IS SUBJECT TO THE RECORDS OF THE BROWARD COUNTY DEPARTMENT OF PUBLIC AFFAIRS.



Date Flown:
12/31/00



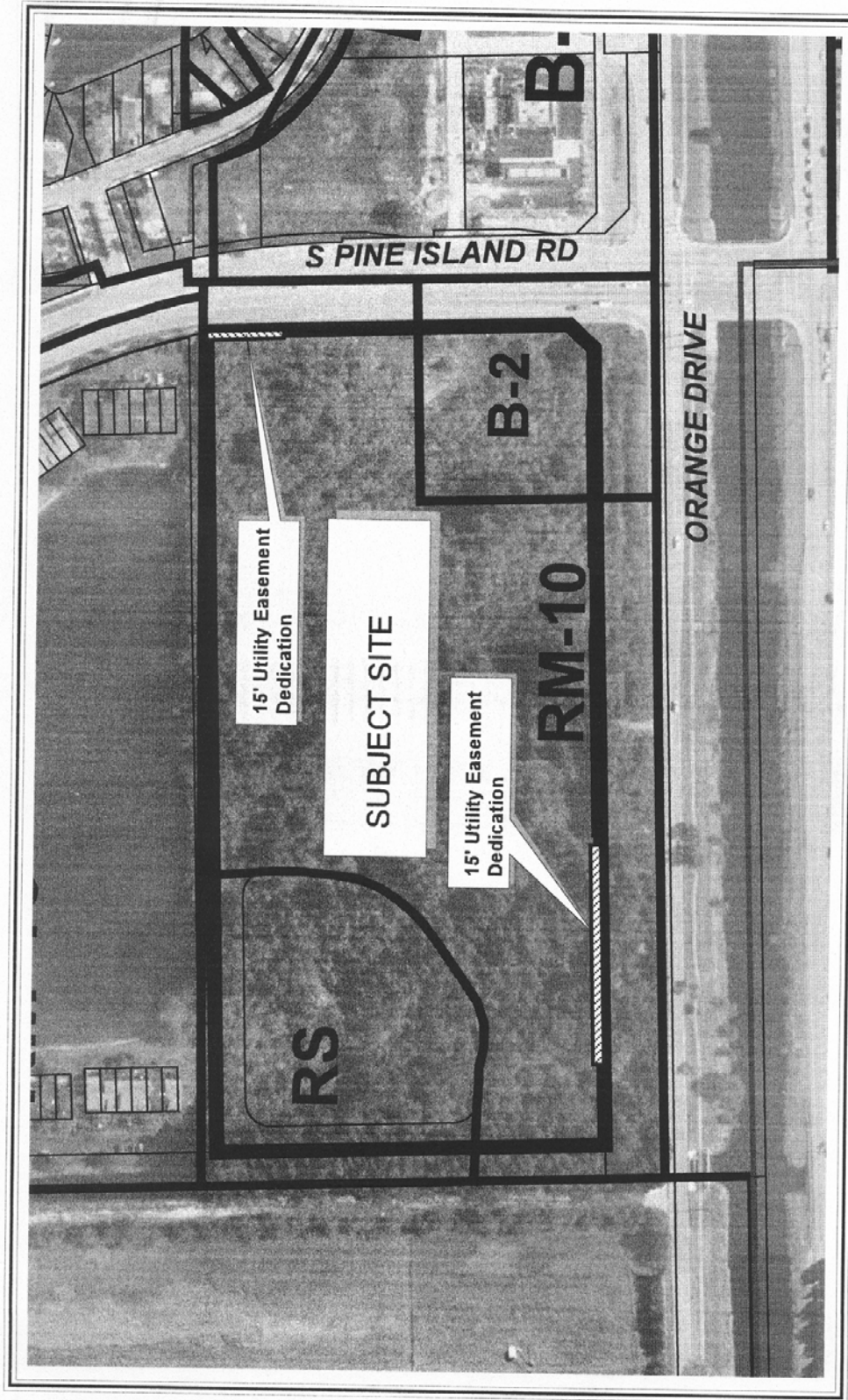
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Planning & Zoning Division - GIS



VACATIONS VA 1-1-03 Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/25/03



Date Flown:
12/31/00



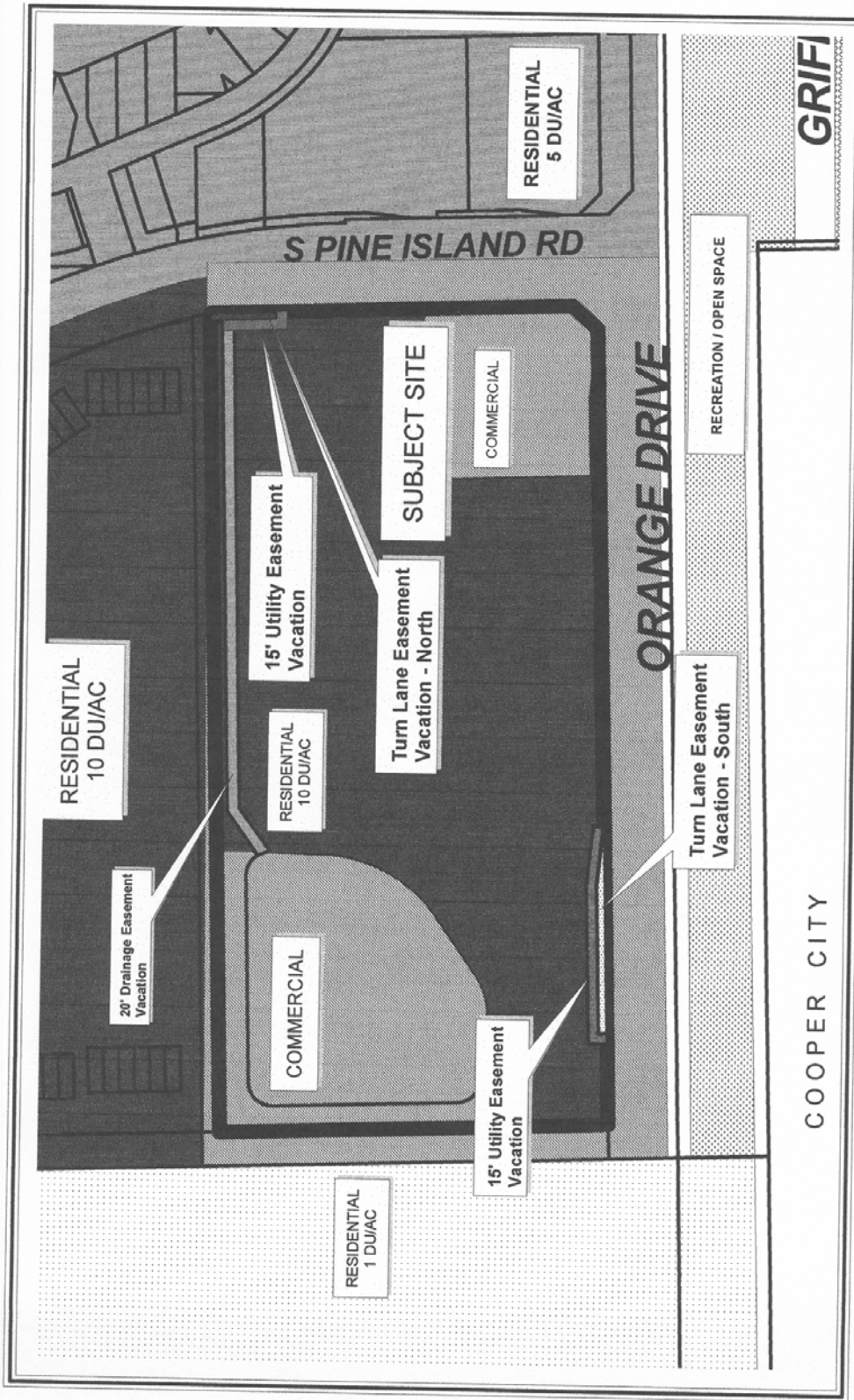
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Planning & Zoning Division - GIS



DEDICATIONS VA 1-1-03 Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/25/03



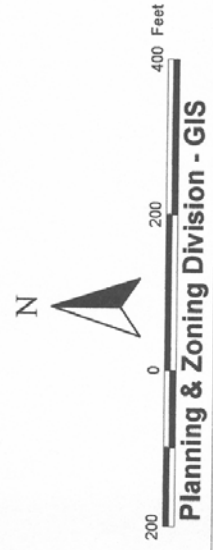
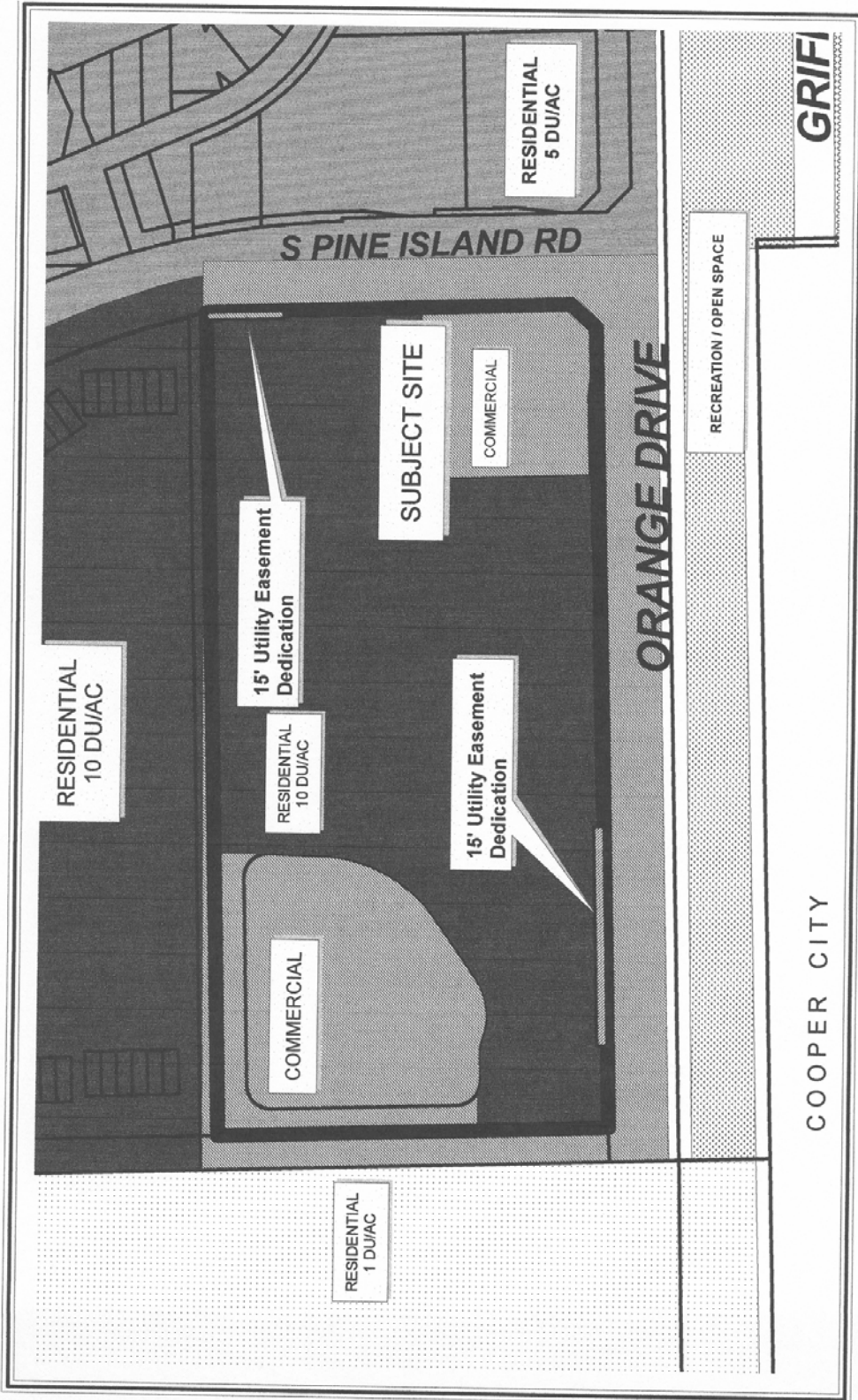
VACATIONS
VA 1-1-03
Future Land Use Map



Prepared By: ID
Date Prepared: 3/27/03

Planning & Zoning Division - GIS





DEDICATIONS **VA 1-1-03** **Future Land Use Map**

Prepared By: ID
 Date Prepared: 3/27/03